

John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$235,412.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Danny Curran DBA Curran Homes, (hereinafter referred to as), hereby grant, bargain, sell and convey unto Lester C. Ruttko and Linda J. Ruttko, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 26 according to the Survey of Emerald Parc Subdivision as recorded in Map Book 29, Page 47, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Lester C. Ruttko

308 EMERALD LANE
CHELSEA AL 35044

\$0.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and

right of reversion.

And said for , successors and assigns covenant with the said GRANTEES, their heirs and assigns, that lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that a good right to sell and convey the same as aforesaid; that will and heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, hereunto set hand and seal on this the 30 day of July, 2002.

Curran Homes


Danny Curran, owner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Danny Curran, married not homestead, owner of Curran Homes, whose name is signed to the foregoing conveyance, and who known to me, acknowledged before me on this day that, he being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of July, 2002.


Notary Public

My Commission Expires:

8/29/02